



Minutes for HOA Meeting

February 23, 2023

7:00pm - 8:00pm

1. Welcome

Amy Cruz—HOA President

-New HOA Board Members: Zach Lay-Treasurer and Kendra Hurst-Secretary

2. Jenks: What's New in our Town

Gary Isbell: City Council Member

- Current project in the neighborhood by AT&T, which is placing pipes on one side of each street for fiber optic lines for the internet. A utility box will be flush with the ground at every other house on that side of the street and will serve 4 houses. The project will take 4-6 weeks to complete. You may have received a flier at your house, we will also email a copy of this flier to residents. They are working in the utility right of way.
- Good news for the city - multiple development projects going on currently, \$730 million in the next 18 months. The Simon outlet mall is scheduled to open Spring 2024. At the aquarium campus, parking lot expansion has been going on. High 5 entertainment facility, climbing facility, 2 steakhouses, sushi restaurant, Roy's Chicken will be going in. Low water dam plans signed in Dec 2022, this will be placed along the river just south of the outlet mall. New buildings for shops and apartments are going in near downtown. A bakery and restaurant will be going in at the Tedford Insurance building. On the west side of Jenks, Frontier Justice is planned, this is an indoor shooting range and women's apparel store. At 106th and Elm, 10 artificial turf baseball fields will be going in.
- Many road construction projects are going on and will continue in the next couple of years. This includes Elwood between Main and 111th for 2024, Elwood between 91st and Main, Elwood between 111th and 121st, Main street near Sonic currently, and Elm street expansion. Walking trails will also be worked on.
- The airport amended their 30 year plan to NOT exceed their current boundaries.
- On Monday 2/27/23, there will be a meet and greet with city staff and councilors at The Hive, 6-7:30 pm.

2023 HOA Board Members

Amy Cruz, President – 918-497-8998; Sean Heard, Vice President – 918-605-7296,
Kendra Hurst, Secretary- 918-519-8333, Zach Lay, Treasurer – 918-855-8325

3. 2023 Budget Summary

Zach Lay- HOA Treasurer

- **Dues are increasing; New amount is \$485**

- **Payment Schedule:**

April 30th: Balance due

After May 31: \$485 plus 10% late fee (\$533)

After June 30: New balance of \$533 plus 25% late fee (\$667)

Late fees are being assessed to encourage timely payment of dues. Last year, 3% of homeowners did not pay dues. Dues are being increased due to higher costs/inflation, and also to be able to save more for bigger projects.

- We continue to save for the wall repairs, currently have about \$43,000 saved. Previous estimates a few years ago for wall repair were at least \$55,000.
- Expenses for the HOA include landscaping, pool maintenance, utilities, social events, insurance. See separate HOA budget attachment.

4. Flock Safety

Sean Heard-Vice-President

- There have been many instances of illegal vehicle access as well as catalytic converter thefts. We have an option of a new camera system for the neighborhood entrances/exits. Flock Safety cameras give license plate details and are not reliant on Wifi. Our current camera system using Wifi is not able to give this detail needed to read license plates. Flock Safety is going to be used by Jenks PD as well, and if we installed these cameras, it would tie into Jenks PD. We would need to make a decision on this in the next couple of months due to pricing increase after that. Cost would be approximately \$2,000 per camera per year, and we may need 4 cameras total, so could be \$8,000 per year. This includes all expenses associated with the cameras. Some neighbors voiced concerns about this cost, and more information will be sent out soon so a decision can be made. Please continue to use precautions including locking vehicle doors, leaving valuables out of sight, and using outdoor lights to deter crime. Also, be sure to report incidences to Jenks PD so they know there is a problem and can patrol the area.

5. Landscape Committee Update

Georgeann Hiebert and Kevin Irons-Committee Chair

- Updates to landscape - will be doing shrub evaluation and replacement as needed.
- Leaf collection and removal is currently ongoing by our landscape company along the drainage ditch area. There is a lot of trash in that area as well.
- Clean up days are planned for March 18th and March 25th, starting at 8 am by the pool. A list of projects will be provided, as well as tools/equipment that may be needed. It will include pruning and weeding. This helps to keep our dues down and is a great way to meet neighbors and have a

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better sense of community. Kevin will also provide a list of projects that can be done on your own time if you can't join us on one of the days that are planned.

6. Social Committee Updates: Video from Courtney Westfall-Committee Chair

- Please let her know if you want to be on the committee, they meet in person twice a year to help plan fun events for the neighborhood. Past events have included movie night at the pool and greenbelt, July 4th parade, Easter egg hunt.

7. Other - request from neighbor to please be mindful of where fireworks are being shot, and to clean up afterwards.

Thank you for attending tonight, and for working with us to make our neighborhood a place we all enjoy!

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